

**P/13/0823/FP**

**HILL HEAD**

MR AND MRS BUICK

AGENT: MRS SUSAN DAVEY

ERECTION OF TWO STOREY SIDE/REAR EXTENSIONS RAISE HEIGHT OF WALLS AND ALTERATIONS TO ROOF OF EXISTING DWELLING INCLUDING DORMER WINDOWS AND ROOF LIGHTS AND CONVERSION OF FRONT HIPPED ROOF TO GABLE END (ALTERNATIVE TO P/12/0485/FP)

36 STUBBINGTON LANE STUBBINGTON FAREHAM HAMPSHIRE PO14 2PW

***Report By***

Emma Marks Extn.2677

***Site Description***

The application site comprises of a detached bungalow located on the west side of Stubbington Lane to the south of Bells Lane, between Bells Lane and Glyn Way. The street scene is predominantly characterised by detached bungalows.

The site is within the urban area.

***Description of Proposal***

The existing bungalow is rectangular in form with a hipped roof and flat roofed rear extension. The proposal includes the erection of a two storey wrap around rear/side extension which measures 9.8 metres in depth and 9.9 metres in width.

The ridge of the existing dwelling is to be raised by approximately 1.1 metres and the eaves raised by 1.8 metres to allow for the provision of accommodation in the roof space. The front hip will be extended to a gable and the rear of the proposed extension would be hipped with the north elevation being a cut off gable (formed by a small flat roofed section) and the south being semi-hipped. The new roof would incorporate several dormer windows facing each of the compass points. The first floor accommodation would comprise three bedrooms, a landing area, two bathrooms and a study.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

***Relevant Planning History***

The following planning history is relevant:

**P/12/0485/FP**

**ERECTION OF TWO STOREY SIDE & REAR EXTENSIONS, ALTERATIONS TO ROOF OF EXISTING DWELLING INCLUDING SIDE DORMER WINDOWS & ROOF LIGHTS AND CONVERSION OF FRONT HIPPED ROOF TO GABLE END (ALTERNATIVE TO P/11/1001/FP)**

APPROVE

16/08/2012

P/11/1001/FP

**ERECTION OF TWO STOREY SIDE & REAR EXTENSIONS AND ALTERATIONS TO ROOF OF EXISTING DWELLING INCLUDING SIDE DORMER WINDOWS, ROOFLIGHTS & CONVERSION OF FRONT HIPPED ROOF TO GABLE END**

APPROVE

02/03/2012

***Representations***

One letter of representation has been received in support of the development.

***Planning Considerations - Key Issues***

Introduction

A previous application was approved in March 2012 to extend the property and create first floor accommodation. The current application seeks an alternative design approach. The most significant change is to increase the height of the eaves of the existing property from 2.4 metres to 4.2 metres to create more usable space at first floor level.

Principle of development

The site is located within the urban area of Stubbington where extensions to existing dwellings are considered to be acceptable in principle, subject to the details of the proposed development not causing unacceptable harm to matters such as the character and appearance of the locality and street scene or the amenity of adjacent residents.

Character of the area

The area is predominately bungalows. There are examples of dormer windows and other roof space development. The proposed development would increase the ridge height of the bungalow which has previously been supported, however the eaves height of the bungalow as proposed would be increased by 1.8 metres in height. This amendment to the application has changed the design of the dwelling, resulting in a large, bulky dwelling, out of character with its immediate neighbours. Officers are of the opinion that the extensions would be unsympathetic additions to the dwelling, detrimental to the visual amenities and character of the area.

Impact on Amenity of Adjacent Residents

Both the north and the south boundaries of the site are delineated by screen fencing which contribute towards the protection of the privacy of the occupants of the adjacent dwellings. Furthermore, all of the proposed side dormer windows are capable of being fixed and obscure glazed.

The property to the north is set approximately 10.8 metres away from the existing bungalow with the new rear extension being approximately 3.8 to 4 metres from the boundary of the neighbouring rear garden which is screened by an existing garage.

The bungalow to the south is closer but will not lose direct sunlight due to its orientation. The existing kitchen, bathroom and bedroom windows already look on to the side wall of the application dwelling. The conservatory of the neighbouring property will be affected to some degree by the provision of the pitched roof over the existing flat roofed extension at the application site, but since the conservatory is a wholly glazed structure there will

continue to be acceptable outlook in other directions.

## Conclusion

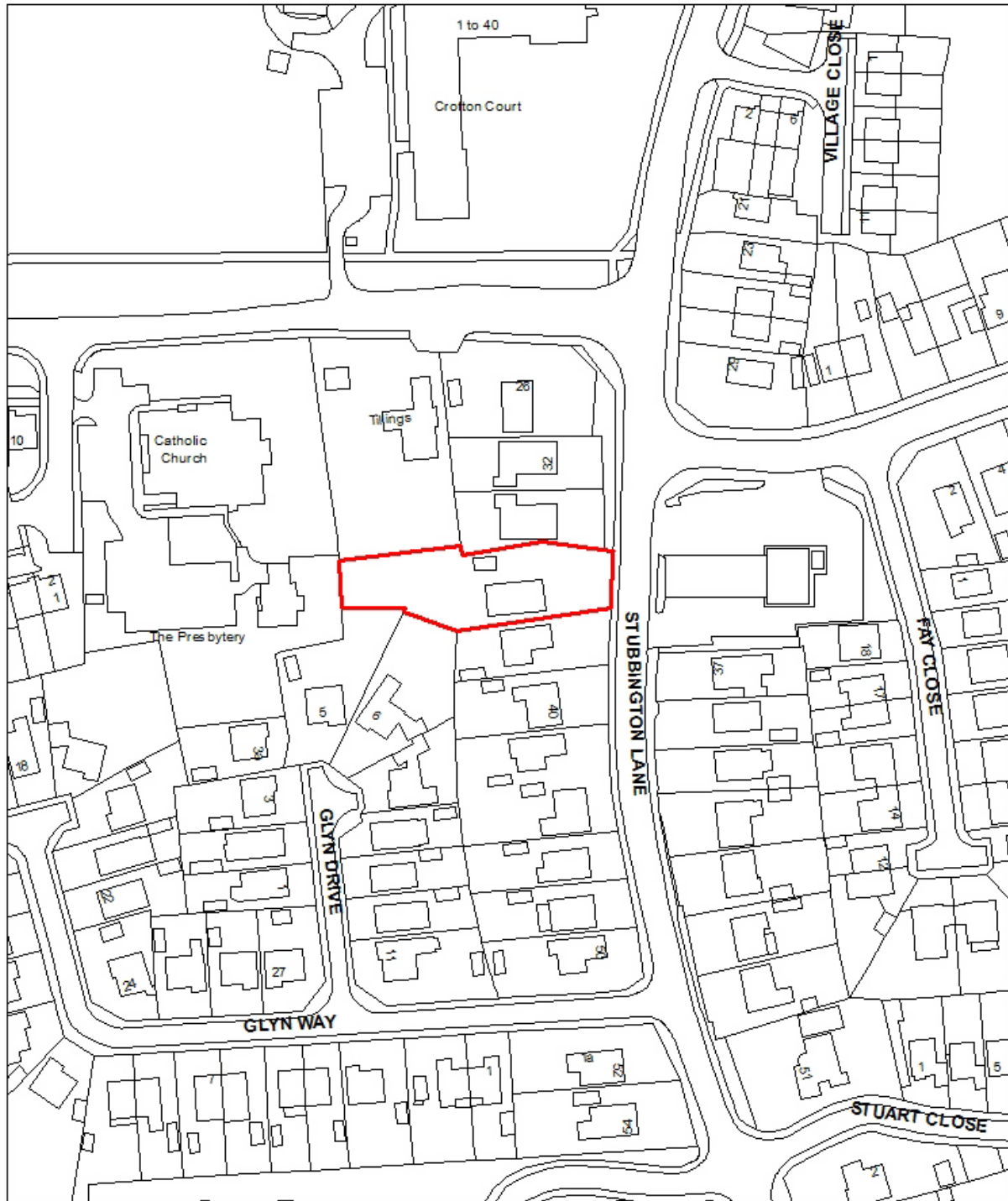
The proposed development is within the urban area and is acceptable as a matter of principle. There are no neighbour concerns with regarding to impact on their amenities. However the design of the proposed alterations to the dwelling would be unsympathetic and out of keeping with the surrounding properties, resulting in a bulky form of development detrimental to the a visual appearance of the street scene.

## ***Recommendation***

REFUSE - Contrary to Policy: unsympathetic additions, impact on visual appearance of the street scene

# FAREHAM

## BOROUGH COUNCIL



36 Stubbington Lane  
Scale 1:1250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2013

